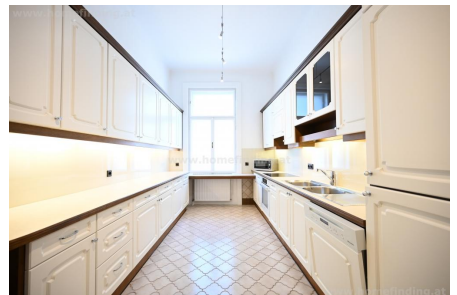


## furnished apartment (1.5 bedrooms) in city centre



📍 1010 Wien, Proximity: Am Hof, Graben

€ 3.990,-/month



## About Property

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This great old style apartment is situated in perfect location of the first district.

### LOCATION

Shops, restaurants, public transport and public garages are just around the corner.

### PROPERTY

The apartment is situated on the fourth floor (elevator) and has following rooms:

large entree with built-in wardrobe, living-dining room with open fire place, separate kitchen, guest bedroom/study room with bathroom (shower), large bedroom with bathroom (shower + tub + toilet + bidet), guest toilet.

equipment: wooden and tiled floors, built-in wardrobes. The apartment is almost fully furnished.

rent: general maintenance costs and VAT included

deposit: 3 gross rents

commission: 2 rents + 20% VAT

## General

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Property number	1849
Property type	Wohnung

## Costs

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net rent	€ 3.144,27
gross rent	€ 3458.7
operating cost	€ 531.3
total rent	€ 3.990,-

## Keyfacts

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living area	150m <sup>2</sup>
rooms	3
bedroom	2
bath	2
WC	1
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

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type of heating	Etagenheizung
furnished	ja
Flooring	Parkettboden
parking	--
kitchen	ja
Klimaanlage	ja
elevator	ja

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	185
HWB Energieklasse	E

## Lage

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Verkehrsanbindung	U3 Herrengasse
Nähe	Am Hof, Graben

